

Village of Potsdam Planning Board
Public Hearing
February 4, 2016

Convened: 7:00 PM

Board Members Present: Jim Corbett David Trithart Will Sigfried
Hugo Atteman Bob Josephson

Board Members Absent: Ted Prael

A public hearing of the Village of Potsdam Planning Board was held on Thursday February 4, 2016 in the Civic Center Board Room, Park Street, Potsdam, New York.

Board Chairperson, Jim Corbett, confirmed that the legal notice had in fact been published in the Courier Observer.

Building Inspector's Report:

Special Use Permit Application 2016-1-7.1, submitted by Brooks Washburn, on behalf of Omni Development, for the repurposing of the currently vacant Congdon Hall building.

Applicant: Brooks Washburn commented that the project was ready for final review. No changes have been made to said application since its last review 6 weeks ago.

Questioning of Speaker By Board Members: NONE

Those In Favor: NONE

Those In Opposition: NONE

Public Comment: Dean Laubsher of 55 Lower Pine Street, Potsdam NY approached to Board. Mr. Laubsher is a current property owner in Potsdam. He has been the owner of a rental property for nearly 5 years. He has completely renovated his property and done so with no subsidization of any type. He is worried about the competition for renters when Omni will be better able to prepare/style their apartments using subsidies granted to them. Mr. Laubsher also questioned whether or Omni would receive a PILOT agreement. Along with preceding inquiries Mr. Laubsher was inquiring as to whether or not Historic Grant of any form will be or have been granted to this project. It was explained to Mr. Laubsher by Jim Corbett that those questions could not be answered by the Board, however there was a representative of OMNI at the meeting and he would be more than willing to discuss all facets of the project with him.

Communication: County Planning Board Review

Adjournment: 7:10

Planning Board

Regular Meeting

02-04-16

A Regular Meeting of the Village of Potsdam Planning Board was held on Thursday, February 4, 2016 in the Civic Center Board Room, Park Street, Potsdam, NY.

Meeting called to order at 7:10 PM

Members Present: Jim Corbett Will Siegfried Hugo Atteman
 David Trithart Bob Josephson

Members Absent: Ted Prahl

Approval of Minutes: Hugo Atteman moved to approve the minutes from the Hearing of 01-07-2016. Will Sigfried seconded the motion. Bob Josephson – Abstained. CARRIED

Hugo Atteman moved to approve the minutes from the Regular Meeting of 01-07-2016. Will Sigfried seconded the motion. Bob Josephson – Abstained. CARRIED

Communications: St. Lawrence County Planning Board has responded to all applications being reviewed tonight per Planning Board Packets.

Public Comment: NONE

Old Business: NONE

New Business:

- 1) Site Plan Application #2015-12-21.2 submitted by Casey Dillon for the installation of a Barber Shop in what was previously the E-Cig Store located at 4 Market Street (fronting on Main St.)

- Mr. Dillon explained that he wants to take his business to the next step. He is, at this time, planning to be open afternoon hours only.
- Will Sigfried made a motion to approve Site Plan #2015-12-21.2 as submitted. Hugo Atteman seconded the motion. CARRIED

2) Sign Permit Application #2015-12-21.1 submitted by Casey Dillon for The Barber Shop, to be located at 4 Market Street.

- Mr. Dillon plans to re-use the existing sign board.
- Will Sigfried made a motion to approve Sign Permit Application #2015-12-21.1 as submitted. Hugo Atteman seconded the motion. CARRIED

3) Site Plan Application #2016-1-26.1 submitted by Tom Piascik, for the LDS Church, proposing the construction of a 60'X30' open pavilion and the installation of a soccer/softball field.

- Tom Piascik explained the purchase of 3 acres of land from Jim Snell which is adjacent to the current church property for the purpose of the above listed construction.
- Hugo Atteman questioned as to whether there would be the installation of bathrooms in the pavilion. Mr. Piascik explained that at this time the only plumbing included in this project would be a drinking fountain.
- Bob Josephson inquired as to whether or not there would be public use intended and also would there be any lighting installed. On both counts Mr. Piascik answered no.
- Greg Thompson explained that SWPP has been filed and accepted.
- Fred Hanss further explained that wet land impact had been looked at very closely and that at this time there would be little to no impact.
- Hugo Atteman made a motion for a negative declaration under SEQR. Will Sigfried seconded the motion. CARRIED

- Hugo Atteman made a motion to approve Site Plan Application #2016-1-26.1 as submitted. CARRIED
- **NO FURTHER DISCUSSION**

4) **Site Plan Application #2016-1-7.2 submitted by Brooks Washburn for Omni Development for the Re-Use Project proposed for Congdon Hall.**

- Brooks Washburn and Jeff Buell were present on behalf of Onmi Development.
- Brooks Washburn explained that the plan was the same as previously submitted several weeks ago. Mr. Washburn further explained that the parking area has been somewhat “opened up” for fire truck access.
- Brooks also clarified that there would be 57 total dwelling units containing a total of 60 beds.
- Jim Corbett questioned Omni’s progress in obtaining a flow test for the current sewer line which is in place along Main Street. Brooks Washburn confirmed that he was aware that there would have to be a conditional agreement stating that no Certificate of Occupancy would be obtainable without the flow test. Greg Thompson interjected that it was not a condition of Occupancy. In fact there would be no Building Permit issued until such time as the flow test was completed and he had received a letter from Bruce Henderson stating that all infrastructure requirements were met. Mr. Washburn stated that Omni was aware of the requirements and that should the flow test not be adequate they would make it right. Jeff Buell further stated that if the flow test does not reveal adequate rates that Omni is prepared to replace the line as necessary.
- Fred Hanss questioned whether the installation of a parallel line would be considered Omni’s lateral or would this be considered a public line. Jim Corbett answered that this would be a private line and not be the responsibility of the Village.
- David Trithart questioned the wording of the project. He is wondering what the target demographic will be. Jeff Buell answered

that the latest and hopefully last descriptive will be that these are “market rate” apartments, catering to the student population. Mr. Buell explained that Omni has scaled back the overall project in a way that they feel will better meet the student needs and increase the likelihood of success for the entire project.

- Will Sigfried raised the question of roofing, and what the intentions of Omni would be. Jeff Buell explained that his company had discussed patching the pre-existing roof but now have plans to replace in agreement with SHPO.
- Greg Thompson asked that when a roofing plan had been made official, please forward wind and snow loads to my office.
- The question was raised as to how Omni planned to deal with snow. Mr. Buell explained that snow will be removed and not just plowed. This is due to the limited space around the Congdon Hall site.
- Bob Josephson requested locked fencing at all times. Mr. Buell stated that this issue has in fact come up and that gates/fencing will remain locked at all times.
- Jim Corbett read the 239-M results forwarded by SLC Planning Office. It was the consensus of the board to follow the Planning Office’s suggestions.
- Fred Hanss reiterated his optimism for such a project and its desirability for redevelopment of the Clarkson downtown area. He also requested the addition of bike racks, accommodating 16 bicycles, and the submission of a Letter of No Impact.
- Will Sigfried made a motion for a Negative Declaration under SEQR. Hugo Atteman seconded the motion. CARRIED
- Will Sigfried made a motion to approve the site plan as submitted with stipulation to follow suggestions of the SLC Planning Office as well as SHPO. Hugo Atteman seconded the motion. CARRIED
- Hugo Atteman made a motion to grant the Special Use Permit for the Congdon Hall Re-Use project. David Trithart seconded the motion. CARRIED
- **NO FURTHER DISSCUSSION**

Other:

A) Fred Hanss introduced John Ignatowski. John will be doing an extension of the work started by Greg Lang.

- Mr. Ignatowski explained that the purpose of his study will be to improve bike and pedestrian safety on Market Street between Main Street and Elm Street. Specifically he will look at speed reduction, lane reduction, and the widening of sidewalks. Along with the positives brought about by these changes for pedestrians and bicycles, Mr. Ignatowski explained he will also be looking at the implications to vehicular traffic.
- This project is a more over arching study, looking at re-route plans and what would the re-routes allow us to do in the Village of Potsdam with the resulting traffic reduction.
- Fred Hanss will come up with a schedule and John will report back throughout the semester.

B) Fred Hanss brought the requested changes back to the board for review regarding Photo Voltaic regulations.

- Bob Josephson is curious about prohibition of free standing solar collectors. Will Sigfried feels there is no provision for those individuals who are able to place such installations upon their property. Fred Hanss stated that the majority of lots are too small, thus making it difficult for such installation and their affect on lot coverage. He felt there would be a significant increase in the number of requested variances. As well, once you allow one such variance the Village may well be setting precedents for future requests. He also was concerned with what could be an increase of negative implications based on neighbor relations.
- David Trithart further confirmed the opinion that we should make allowances for free standing PV installations. Mr. Hanss felt that perhaps we could add it back in to the law if we were to allow such installations with both a site plan review and a special use permit.

- Will Sigfried pointed out several places within the draft legislation which he felt contained an organizational problem. In his mind there should exist sub-sections of key parts, rather than additional points separate from the original regulation.
- Fred Hanss will bring a second revision to the next Village Planning Board Meeting, containing the requested changes.

NO FURTHER DISCUSSION

- Will Sigfried moved for adjournment. Seconded by Hugo Atteman.
CARRIED
- Meeting Adjourned at 8:45
- **March 3, 2016 will be the next meeting.**